

The Secretary, Listing Department,
Department of Corporate Services
BSE Limited
Phiroze Jeejeebhoy Tower,
Dalal Street,
Mumbai – 400 001
Scrip Code: 512179

The Manager, Listing Department
National Stock Exchange of India Ltd
Exchange Plaza,
Plot no. C/1, G Block,
Bandra-Kurla Complex
Bandra (East), Mumbai- 400 051
Scrip Code: SUNTECK

Sub: Outcome of Board Meeting

Sir,

This is to inform you that the Board of Directors at their meeting held today i.e. November 13, 2018 transacted the following business:

1. Approved Unaudited Standalone and Consolidated financial results for the quarter and half year ended September 30, 2018.

Pursuant to Regulation 33 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015, we enclose herewith the following:

- Copy of unaudited financial results (standalone and consolidated) for the quarter and half year ended September 30, 2018.
- Limited Review Report for the quarter and half year ended September 30, 2018.

The meeting of the Board of Directors commenced at 2.30 pm and concluded at 3.35 pm.

This is for your information and records.

Thanking You,
For Sunteck Realty Limited


Rachana Hingarajia



Sunteck Realty Limited announces 2QFY2019 and 1HFY2019 results

- ↑ Pre-sales grows by 103% yoy during 1HFY2019
- ↑ PAT grows by 21% yoy during 1HFY2019
- ↑ Operating Margins stands at 48% in 1HFY2019 vs. 35% in 1HFY2018

Mumbai, November 13, 2018: Sunteck Realty Limited, Mumbai’s premium real estate developer, announced its financial results today for the quarter ended September 30, 2018.

Operational Highlights:

Operational Data - Rs million	1H FY2019	1H FY2018	% change yoy
Pre-sales (new bookings)	6,027	2,976	103%
Collections	3,015	2,760	9%

Financial Highlights:

P&L (consolidated) - Rs million	1H FY2019	1H FY2018	% change yoy	FY2018
Revenue from Operations	3,914	4,801	-18%	8,883
EBITDA	1,896	1,700	12%	3,720
Operating Margin	48.44%	35.41%	-	41.88%
Profit after tax	1,177	973	21%	2135
Net Profit Margin	30.07%	20.27%	-	24.04%

**The decrease in revenue from operations is a result of first time revenue recognition of the project Sunteck City in 1H FY2018.*

Commenting on the 1HFY2019 performance, Mr. Kamal Khetan, Chairman and Managing Director, Sunteck Realty Ltd. said: “Sunteck continues to deliver strong growth and robust financial performance in 1HFY2019. Our pre-sales have more than doubled as compared to the first half of the last financial year, backed by a fabulous response to our aspirational luxury project, Sunteck Westworld in Naigaon (MMR). The Company’s new foray into the aspirational and high volume segment will further propel our growth.

Sunteck’s long term credit rating of AA- assigned by CARE Ratings has also been reaffirmed by India Ratings (FITC) after an upgrade from A+ to AA- by FITC. Given the current market conditions, this upgrade is a strong reflection of our strong balance sheet and prudent financial management.

As the Indian real estate market continues to mature and consolidate, we are focused to utilise our proven strengths and scale up our business in a sustainable manner.”

About Sunteck Realty

Sunteck Realty Limited (SRL) is one of the fastest growing Mumbai-based luxury real estate development company. SRL focuses on a city centric development portfolio of about 30 million square feet spread across 25 projects. Sunteck Realty has differentiated its projects under four brands:

- 1) **‘Signature’**: Uber luxury residences
- 2) **‘Signia’**: Ultra luxury residences
- 3) **‘Sunteck City’**: Premium luxury residences
- 4) **‘Sunteck World’**: Aspirational luxury residences
- 5) **‘Sunteck’**: Commercial & Retail developments

The Company has been a trendsetter in creating iconic destinations - The flagship project Signature Island at Bandra Kurla Complex (BKC) is home to some of the head honchos of leading global conglomerates. Sunteck City in Oshiwara District Centre (ODC), Goregaon is a well-planned 23 acres mixed-use development and Sunteck Westworld at Naigaon is the largest township of MMR’s Western Suburbs spread across 150 acres.

Disclaimer

Certain statements in this document may be forward-looking statements. Such forward-looking statements are subject to certain risks and uncertainties like regulatory changes, local political or economic developments, technological risks, and many other factors that could cause our actual results to differ materially from those contemplated by the relevant forward looking statements. Sunteck Realty Limited will not be in any way responsible for any action taken based on such statements and undertakes no obligation to publicly update these forward-looking statements to reflect subsequent events or circumstances.

For further details, please contact:

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LIMITED REVIEW REPORT

To the Board of Directors
SUNTECK REALTY LIMITED

1. We have reviewed the accompanying statement of unaudited standalone financial results of **SUNTECK REALTY LIMITED** ('the Company') for the quarter and half year ended September 30, 2018, being submitted by the Company's Management pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This statement is the responsibility of the Company's Management and has been approved by the Board of Directors. Our responsibility is to issue a report on these standalone financial results based on our review.
2. We conducted our review in accordance with the Standard on Review Engagement (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity" issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. **Emphasis of Matter:**

Without qualifying our conclusion, we draw your attention to following matters:

- a) The Company has overdue trade receivable amounting to Rs.1203.50 lakhs from a customer against sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case and are hopeful of recovering the same in due course of time. In their opinion, therefore, no provision is considered necessary at this stage.
- b) The Company is a partner in a partnership firm, Kanaka & Associates, in which the Company has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs.1,036.04 lakhs. Since, there is some dispute with the other partner, the financial statements of the firm are not available and therefore, the Company has not accounted for its share of profit or loss from the said firm for the aforesaid quarter and half year, which as explained by the management, would be immaterial. The management is hopeful of recovering/ realising the aforesaid exposure in due course of time, as the Company has received the favourable arbitration award and hence, in their opinion, no provision is considered necessary at this stage



4. Based on our review, conducted as above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited standalone financial results, prepared in accordance with applicable Indian Accounting Standards (IND AS) and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circulars issued from time to time, including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Lodha and Co.
Chartered Accountants
Firm Registration No. 301051E



R. P. Baradiya
Partner
Membership No: 44101

Place : Mumbai
Date : November 13, 2018



LIMITED REVIEW REPORT**To the Board of Directors
SUNTECK REALTY LIMITED**

1. We have reviewed the accompanying statement of unaudited consolidated financial results of **SUNTECK REALTY LIMITED** ("the Parent Company"), its subsidiaries and joint ventures, collectively referred to as "the Group", for the quarter and half year ended September 30, 2018, being submitted by the Parent Company's Management pursuant to the requirement of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015. This statement is the responsibility of the Parent Company's management and has been approved by the Board of Directors of the Parent Company. Our responsibility is to issue a report on these consolidated financial results based on our review.
2. We conducted our review in accordance with the Standard on Review Engagements (SRE) 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity", issued by the Institute of Chartered Accountants of India. This standard requires that we plan and perform the review to obtain moderate assurance as to whether the financial statements are free of material misstatement. A review is limited primarily to inquiries of Parent Company personnel and analytical procedures applied to financial data and thus provide less assurance than an audit. We have not performed an audit and accordingly, we do not express an audit opinion.
3. **Emphasis of Matter**

Without qualifying our conclusion, we draw your attention to following matters:

- a) The Group has overdue trade receivable amounting to Rs.1203.50 lakhs from a customer against sale of a commercial unit. The management has taken necessary steps for recovery of this receivable, including filing of legal case and is hopeful of recovering the same in due course of time. In their opinion, therefore, no provision is considered necessary at this stage.
- b) The Parent Company is a partner in a partnership firm, Kanaka & Associates, a joint venture, in which the Group has total exposure comprising of capital invested, loans given and other receivables aggregating to Rs.1,036.04 lakhs. Since, there is some dispute with the other partner, the financial statements of the firm are not available and therefore, the same has not been consolidated for the aforesaid quarter and half year ended, which as explained by the management, would be immaterial. The management is hopeful of recovering/ realising the aforesaid exposure in due course of time, as the Parent Company has received the favourable arbitration award, and hence, in their opinion no provision is considered necessary at this stage.



4. **Other Matters:**

We have not reviewed the unaudited financial statements of:

- a) (i) twenty subsidiaries included in the unaudited consolidated financial results, whose financial statements reflect total assets of Rs. 352,652.58 lakhs as at September 30, 2018 and the total revenue of Rs. 19,849.31 lakhs and Rs. 40,736.08 lakhs for the quarter and half year ended September 30, 2018, respectively.
- (ii) two joint ventures, included in the unaudited consolidated financial results, whose financial statements reflect net profit of Nil and Nil for the quarter and half year ended September 30, 2018, respectively.

The financial statements of the said subsidiaries and joint ventures have been reviewed by other auditors whose review reports have been furnished to us, and our conclusion is based solely on the reports of such other auditors.

- b) a foreign joint venture company included in the consolidated financial results, whose financial statements reflect net loss of Rs. 24.32 lakhs and Rs. 47.16 lakhs for the quarter and half year ended September 30, 2018, respectively, out of which the Group's share of loss is Rs. 12.16 lakhs and Rs. 23.58 lakhs, respectively. These financial statements have been certified by the Company's management and furnished to us, and our conclusion, in so far as it relates to the amount included in respect of the said joint venture company is solely based on these management certified financial statements provided to us.

Our conclusion is not modified in respect of the above matters.

5. The statement includes the financial results of following entities:

Companies reviewed by us:

- 1) Sunteck Realty Limited (Parent Company)
- 2) Piramal Sunteck Realty Private Limited (Joint venture)

Subsidiaries reviewed by other auditors:

- 1) Amenity Software Private Limited
- 2) Magenta Computer Software Private Limited
- 3) Satguru Infocorp Services Private Limited
- 4) Skystar Buildcon Private Limited
- 5) Sunteck Property Holdings Private Limited
- 6) Sunteck Realty Holdings Private Limited
- 7) Starlight Systems Private Limited
- 8) Sahrish Constructions Private Limited
- 9) Sunteck Fashions & Lifestyles Private Limited
- 10) Starteck Lifestyle Private Limited
- 11) Advait Infraprojects Private Limited
- 12) Satguru Corporate Services Private Limited
- 13) Sunteck Real Estates Private Limited



- 14) Sunteck Infraprojects Private Limited
- 15) Starlight Systems (I) LLP
- 16) Mithra Buildcon LLP
- 17) Clarissa Facility Management LLP
- 18) Sunteck Lifestyle Limited (UAE)
- 19) Sunteck Lifestyle International Private Limited (Mauritius)
- 20) Sunteck Lifestyle Management JLT (UAE)

Joint ventures reviewed by other auditors:

- 1) Nariman Infrastructure LLP
- 2) Uniworth Realty LLP

Joint venture not reviewed:

- 1) GGICO Sunteck Limited (UAE)

6. Based on our review, conducted as above and upon consideration of the review reports of other auditors referred in paragraph 4(a) above and except for the possible effect of the matter described in paragraph 4(b) above, nothing has come to our attention that causes us to believe that the accompanying statement of unaudited consolidated financial results, prepared in accordance with applicable Indian Accounting Standards (IND AS) and other recognised accounting practices and policies, has not disclosed the information required to be disclosed in terms of Regulation 33 of the SEBI (Listing Obligations and Disclosure Requirements) Regulations, 2015 read with Circulars issued from time to time including the manner in which it is to be disclosed, or that it contains any material misstatement.

For Lodha and Co.
Chartered Accountants
Firm Registration No. 301051E

R. P. Baradiya

R. P. Baradiya
Partner

Membership No: 44101

Place : Mumbai

Date : November 13, 2018



SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37-40 Sunbush Road, Vile Parle (East), Mumbai 400057 CIN:L32101MH1981PLC025346 website:www.sunteckindia.com, Email:cscec@sunteckindia.com
 Unaudited Financial Results for the quarter and half year ended 30th September, 2018

(i.e. In Lakhs)

Sr. No.	Particulars	CONSOLIDATED						STANDALONE					
		Quarter Ended			Half Year Ended		Year Ended	Quarter Ended			Half Year Ended		Year Ended
		30-Sep-2018	30-Jun-2018	30-Sep-2017	30-Sep-2018	30-Sep-2017	31-Mar-2018	30-Sep-2018	30-Jun-2018	30-Sep-2017	30-Sep-2018	30-Sep-2017	31-Mar-2018
		Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited	Unaudited	Unaudited	Unaudited	Unaudited	Unaudited	Audited
1	Income												
	Revenue from Operations	18,031.24	21,107.75	34,673.39	39,138.99	48,010.83	88,828.63	5,170.97	6,932.81	458.78	12,103.78	6,077.80	17,572.67
	Other Income	1,723.92	1,388.85	433.94	3,112.77	641.55	925.13	2,450.35	1,447.77	2,024.73	3,898.12	3,046.49	2,262.03
	Total Income	19,755.16	22,496.60	35,107.33	42,251.76	48,652.38	89,753.76	7,621.32	8,380.58	2,483.51	16,001.90	9,124.29	19,834.70
2	Expenses												
	Operating Costs	8,548.24	8,345.69	24,508.57	16,893.93	30,220.19	48,984.52	618.35	614.43	461.20	1,232.78	1,950.09	3,634.39
	Employee benefits expense	403.26	294.79	190.08	698.05	423.06	976.63	224.26	242.11	143.70	466.37	298.50	763.70
	Finance costs	1,035.24	1,030.52	1,220.31	2,065.75	2,248.32	4,205.62	963.54	900.90	399.07	1,864.43	755.77	1,430.80
	Depreciation and amortisation expense	49.15	36.59	34.44	85.74	70.89	168.49	35.70	23.11	15.75	58.81	33.44	92.16
	Other expenses	1,278.59	1,311.26	49.30	2,589.85	368.54	1,666.77	1,063.63	244.17	54.04	1,307.80	292.62	915.93
	Total Expenses	11,314.48	11,018.85	26,002.70	22,333.32	33,331.00	56,002.03	2,905.48	2,024.72	1,073.76	4,930.19	3,330.42	6,836.98
3	Profit for the period before tax and share of profit / (loss) of Associates / Joint Ventures (1-2)	8,440.68	11,477.75	9,104.63	19,918.44	15,321.38	33,751.73	4,715.84	6,355.86	1,409.75	11,071.71	5,793.87	12,997.72
4	Share of profit / (loss) of Associates / Joint Ventures	74.07	(107.03)	(424.18)	(32.95)	(442.99)	(568.16)	-	-	-	-	-	-
5	Profit for the period before tax (3+4)	8,514.75	11,370.72	8,680.45	19,885.49	14,878.39	33,183.57	4,715.84	6,355.86	1,409.75	11,071.71	5,793.87	12,997.72
6	Tax expense :												
	(1) Current tax	3,049.60	3,979.88	1,799.21	7,029.47	4,107.69	10,025.07	20.92	140.76	-	161.68	-	232.54
	(2) Deferred tax	(1.33)	(12.25)	455.69	(13.58)	379.49	759.86	0.81	10.92	86.70	11.73	292.41	405.96
7	Profit for the period (5-6)	5,466.48	7,403.09	6,425.55	12,869.60	10,391.21	22,398.64	4,694.11	6,204.18	1,323.05	10,898.30	5,501.46	12,359.22
8	Other Comprehensive Income												
	(i) Items that will not be reclassified to profit or loss												
	(a) Remeasurements of defined benefit plans	(41.41)	0.95	2.08	(40.46)	2.60	16.58	(14.27)	1.12	1.38	(13.15)	2.74	14.02
	(b) Equity Instruments through Other Comprehensive Income	(0.52)	(1.47)	0.42	(1.99)	0.97	6.26	(0.06)	(0.04)	0.02	(0.11)	0.00	4.15
	(c) Income tax relating to above items	14.25	(0.14)	(0.70)	14.10	(0.87)	(5.24)	4.15	(0.33)	(0.48)	3.83	(0.95)	(3.90)
	(ii) Items that will be reclassified to profit or loss												
	(a) Exchange Gain/ (Loss) in translating the financial statements of foreign operations	811.45	(930.09)	(242.29)	(118.64)	(221.84)	(83.47)	-	-	-	-	-	-
	Total Other Comprehensive Income	783.77	(930.75)	(240.49)	(146.99)	(219.14)	(65.87)	(10.18)	0.75	0.92	(9.43)	1.79	14.27
9	Total Comprehensive Income for the period (7+8)	6,250.25	6,472.34	6,185.06	12,722.61	10,172.07	22,332.77	4,683.93	6,204.93	1,323.97	10,888.87	5,503.25	12,373.49
10	Profit for the period attributable to:												
	Equity holders of the parent	5,089.99	6,825.00	6,452.52	11,915.02	9,950.34	21,417.84	4,694.11	6,204.18	1,323.05	10,898.30	5,501.46	12,359.22
	Non - Controlling Interest	376.49	578.09	(26.97)	954.58	440.87	980.80	-	-	-	-	-	-
11	Total Comprehensive Income for the period attributable to :												
	Equity holders of the parent	5,875.41	5,894.14	6,212.05	11,769.58	9,730.95	21,351.67	4,683.93	6,204.93	1,323.97	10,888.87	5,503.25	12,373.49
	Non - Controlling Interest	374.84	578.20	(26.99)	953.03	441.12	981.10	-	-	-	-	-	-
12	Paid-up equity share capital (Face value Re.1)	1,403.15	1,403.15	1,199.85	1,403.15	1,199.85	1,403.15	1,463.15	1,463.15	1,259.85	1,463.15	1,259.85	1,463.15
13	Other Equity						261,631.70						158,800.47
14	Earning per share (EPS) (Face value of Re. 1 each) - Refer note 2 below												
	a) Basic EPS (not annualised)	3.63	4.86	5.38	8.49	8.29	16.74	3.21	4.24	1.05	7.45	4.37	9.23
	b) Diluted EPS (not annualised)	3.62	4.86	5.37	8.48	8.29	16.72	3.21	4.24	1.05	7.44	4.36	9.22



Additional Disclosure as per Regulation 52(4) of SEBI (Listing Obligations and disclosure requirements) Regulations, 2015:		STANDALONE		
		As at and Half Year Ended		As at and Year Ended
		30-Sep-2018	30-Sep-2017	31-Mar-2018
a.	Net Worth (in lakhs)#	169,047.47	89,064.78	160,263.62
b.	Debt Equity Ratio (DER) (Times)	0.22	0.46	0.17
c.	Debt Service Coverage Ratio (DSCR) (Times)*	7.26	8.67	7.98
d.	Interest Service Coverage Ratio (ISCR) (Times)**	7.26	8.67	13.40
e.	Asset Cover (based on market value of assets) available for 11.75% Secured Redeemable Non Convertible Debentures (Times)	1.90	4.11	1.90
f.	Debenture Redemption Reserve (in lakhs)	750.00	875.00	750.00
g.	The Company's long term debt instruments were assigned a rating of 'IND AA-' by India Ratings & Research Private Limited and 'CARE AA-' by Credit Analysis & Research Limited, indicating stable outlook.			
h.	The previous due date for the payment of interest and redemption of NCD was 13 th January, 2018 and the same was paid.			
i.	The next due date for the payment of interest: 13th January, 2019. The next due date for redemption of NCD Series C: 13th January, 2019.			
j.	The secured listed Non-Convertible Debentures of the Company aggregating to Rs. 3,000 lakhs as on 30th September, 2018 are secured by way of charge on the immovable assets and rent receivables of the company.			
	#Net Worth = Paid up capital + All reserves created out of profits and securities premium account			
	*DSCR = Net Profit before interest & tax/Interest on loans plus long term debt paid during the year/period			
	**ISCR = Net Profit before interest & tax/Interest			

Notes

- The above unaudited results (Standalone and Consolidated) for the quarter and half year ended 30th September, 2018 have been reviewed by the Audit Committee and approved by the Board of Directors at their meeting held on 13th September, 2018. The said unaudited financial results for the quarter and half year ended 30th September, 2018 have been subjected to Limited Review by the Statutory Auditors.
- While calculating the Earnings per share for Consolidated Results, 6,000,000 Equity Shares have been excluded as they are held by wholly owned subsidiary companies.
- In standalone results, other expenses includes advertisement expenses of Rs. 389.30 lakhs for the quarter ended 30th September, 2018, Rs. 8.00 lakhs for the quarter ended 30th June, 2018, Rs. 0.02 lakhs for the quarter ended 30th September, 2017, Rs. 397.30 lakhs for the half year ended 30th September, 2018, Rs. 4.13 lakhs for the half year ended 30th September, 2017 and Rs. 15.90 lakhs for the year ended 31st March, 2018.
- The Company is engaged in only one segment viz. "Real Estate/Real Estate Development and Related Activities" and as such, there are no separate reportable segment as per Ind AS -108 "Operating Segments".
- Figures pertaining to previous quarter/ period have been regrouped/reclassified wherever found necessary to conform to current period's classification.



For and on behalf of Board of Directors of
Sunteck Realty Limited

Kamal Khetan (DIN:00017527)
Chairman & Managing Director

Date: 13th November, 2018

Place: Mumbai

SUNTECK REALTY LIMITED

Regd. Office: 5th Floor, Sunteck Centre, 37- 40 Subhash Road, Vile Parle (East), Mumbai 400057 CIN:L32100MH1981PLC025346

website:www.sunteckindia.com, Email :cosec@sunteckindia.com

Statement of Assets and Liabilities as at 30th September, 2018

(Rs. in lakhs)

Sr. No.	Particulars	CONSOLIDATED		STANDALONE	
		As at 30th September, 2018	As at 31st March, 2018	As at 30th September, 2018	As at 31st March, 2018
		Unaudited	Audited	Unaudited	Audited
A.	ASSETS				
1	Non-Current Assets				
	(a) Property, Plant and Equipment	1,567.71	1,271.91	1,332.38	1,048.94
	(b) Investment Property	2,562.14	2,580.91	2,088.17	2,103.19
	(c) Goodwill	3,184.01	3,184.01	-	-
	(d) Other Intangible Assets	11.15	11.11	0.30	1.36
	(e) Investments Accounted for using the Equity Method	23,419.50	21,646.37	-	-
	(f) Financial Assets				
	(i) Investments				
	- Investments in Subsidiaries and Joint ventures	-	-	52,107.77	51,997.01
	- Other Investments	87.73	89.72	81.75	81.86
	(ii) Loans	-	-	24.91	46.09
	(iii) Other Financial Assets	416.52	512.15	175.37	174.36
	(g) Current Tax Assets (Net)	826.58	522.30	667.32	259.37
	(h) Deferred Tax Assets (Net)	1,673.06	1,637.46	-	-
	(i) Other Non-Current Assets	2.33	34.31	2.33	34.31
2	Current Assets				
	(a) Inventories	264,637.24	264,274.57	22,790.76	21,837.41
	(b) Financial Assets				
	(i) Investments				
	- Investments in Subsidiaries and Joint ventures	-	-	80,778.43	61,998.19
	- Other Investments	292.96	292.96	292.96	292.96
	(ii) Trade Receivables	32,227.46	29,063.02	5,191.21	5,515.36
	(iii) Cash and Cash Equivalents	5,845.01	4,908.22	2,596.74	1,444.83
	(iv) Bank Balances other than (iii) above	3,397.26	6,080.69	32.11	1,514.03
	(v) Loans	19,480.34	16,258.84	42,815.79	40,008.03
	(vi) Other Financial Assets	6,588.61	4,388.40	4,348.74	3,162.48
	(c) Other Current Assets	9,667.68	8,876.39	7,488.18	6,014.86
	Total Assets	375,887.29	365,633.34	222,815.22	197,534.64
B	EQUITY AND LIABILITIES				
1	Equity				
	(a) Equity Share Capital	1,403.15	1,403.15	1,463.15	1,463.15
	(b) Other Equity	270,933.37	261,631.70	167,584.32	158,800.47
	(c) Non - Controlling Interest	8,698.51	7,745.48	-	-
2	LIABILITIES				
	Non-Current Liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	18,452.67	5,133.20	18,452.67	5,133.20
	(ii) Other Financial Liabilities	103.50	139.43	103.50	103.50
	(b) Provisions	120.83	77.99	28.60	49.83
	(c) Deferred Tax Liabilities (Net)	80.10	72.20	80.10	72.20
	Current Liabilities				
	(a) Financial Liabilities				
	(i) Borrowings	26,566.77	46,675.55	19,389.28	22,691.30
	(ii) Trade Payables	13,958.06	10,824.65	1,947.48	1,223.24
	(iii) Other Financial Liabilities	11,800.21	6,057.22	11,771.51	5,553.80
	(b) Other Current Liabilities	17,399.26	23,596.03	761.77	1,086.97
	(c) Provisions	1,736.93	1,371.37	1,232.84	1,356.98
	(d) Current Tax Liabilities (Net)	4,633.93	905.37	-	-
	Total Equity and Liabilities	375,887.29	365,633.34	222,815.22	197,534.64



For and on behalf of Board of Directors of
Sunteck Realty Limited

Kamal Khetan

Kamal Khetan (DIN: 00017527)

Chairman & Managing Director

Date: 13th November, 2018

Place: Mumbai